

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/29 Albert Street East Melbourne VIC 3002

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,999

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10/29-35 George Street East Melbourne VIC 3002	\$545,000	04-Dec-21
3/20-22 Hotham Street East Melbourne VIC 3002	\$530,000	13-Nov-21
8/129-135 Grey Street East Melbourne VIC 3002	\$515,000	15-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 March 2022



10/29-35 George Street East Melbourne VIC 3002

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Sold Price **\$545,000** Sold Date **04-Dec-21**

Distance **0.51km**

OPEN FOR INSPECTION POLICY

As of Friday 12th October 2021 the following procedures will be in place at all Caine Real Estate properties:

- Agents attending will be fully vaccinated
- Only fully vaccinated clients may attend with trust
- Clients must be accompanied by a Caine agent to ensure their information is kept safe by private
- Agents must be in compliance with safety
- Maintain a safe distance
- Please avoid entering the property
- Please avoid touching any surfaces or
- Please avoid any other items in the property
- Please avoid any other items in the property

CAINE | REAL ESTATE

Contact our office on 03 9453 8800 for more information

3/20-22 Hotham Street East Melbourne VIC 3002

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Sold Price **\$530,000** Sold Date **13-Nov-21**

Distance **0.29km**



8/129-135 Grey Street East Melbourne VIC 3002

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Sold Price **\$515,000** Sold Date **15-Oct-21**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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